

10 CHURCH STREET

Cambridge, MA

Owner & Developer
Kirche LLC

Legal
Galluccio & Watson LLP

Architects
PROMONTORIO (Lisbon, Portugal)
MERGE Architects (Boston, MA)

**CAMBRIDGE HISTORIC COMMISSION
MEETING
NOVEMBER 7, 2019**

Images of 10 Church Street Proposal

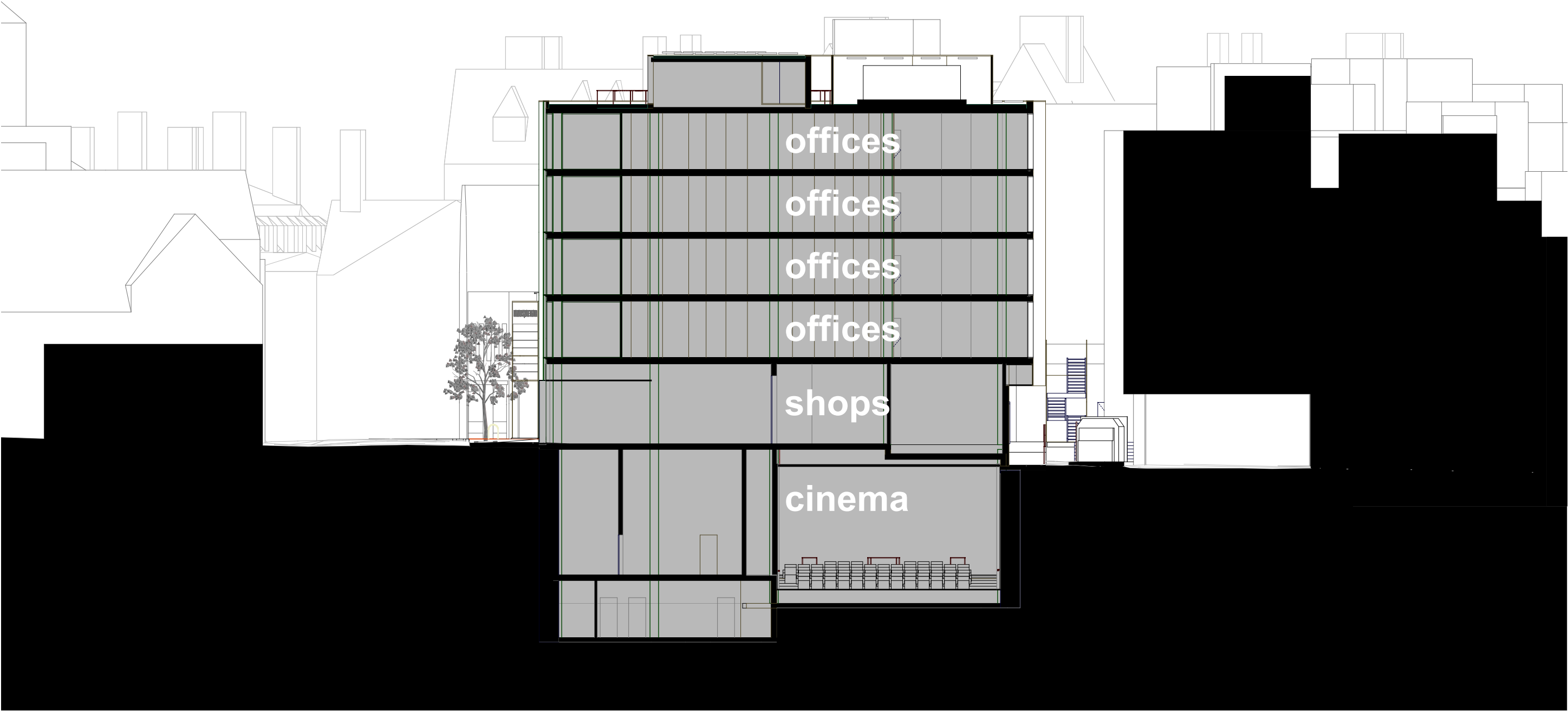


Provide a short section through building that includes adjacent buildings, sidewalk & street.

Short Section, Looking East



Short Section, Looking East



Provide a rendering from across Massachusetts Avenue.

Proposed Perspective from Across Massachusetts Avenue

- Continue street wall character



Requests for Additional Information

Sidewalk may be too narrow for the program shown in the rendering.

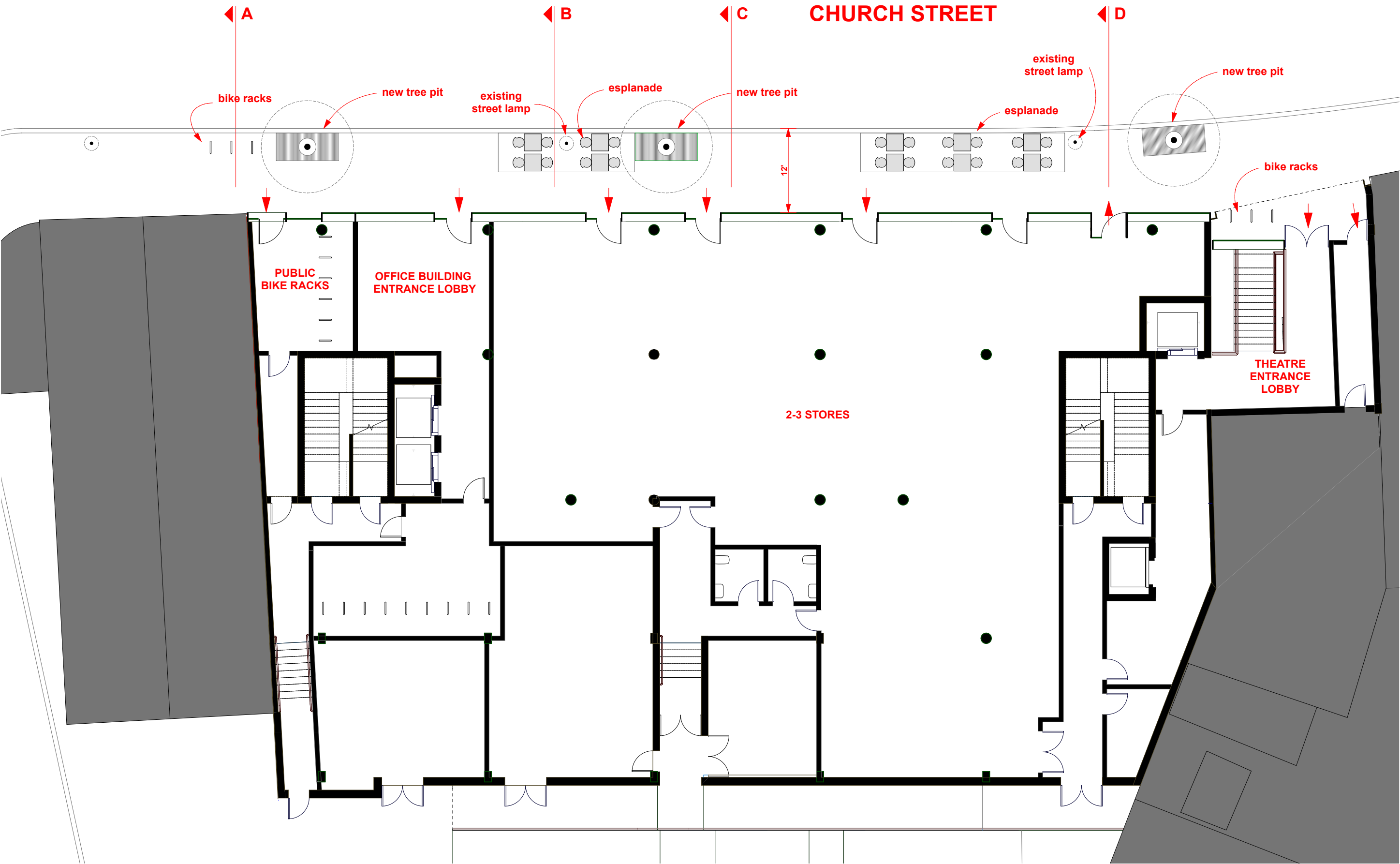
Provide a plan showing the proposed condition.

Photo of Existing Sidewalk Condition

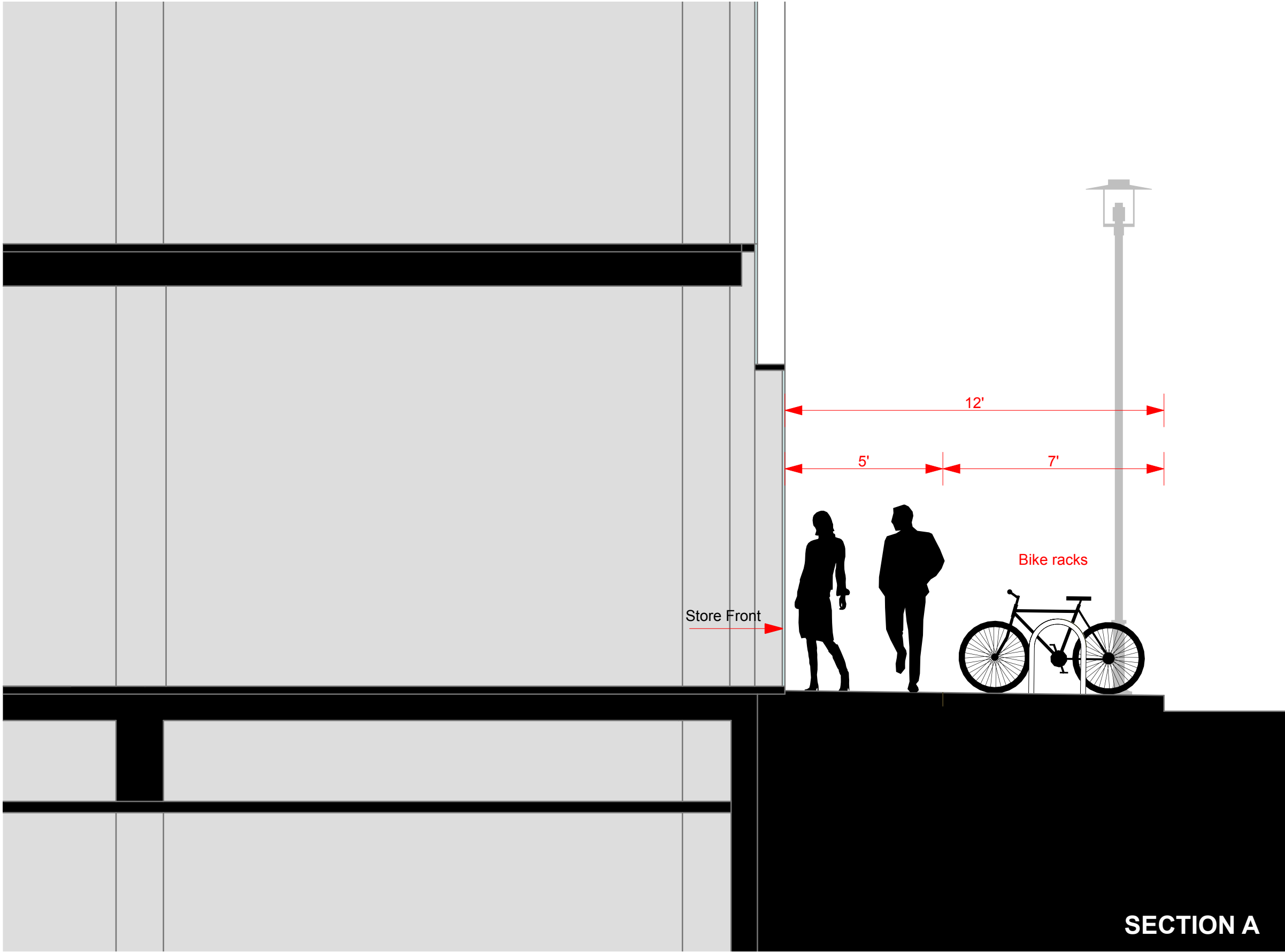


Proposed Sidewalk at Church Street

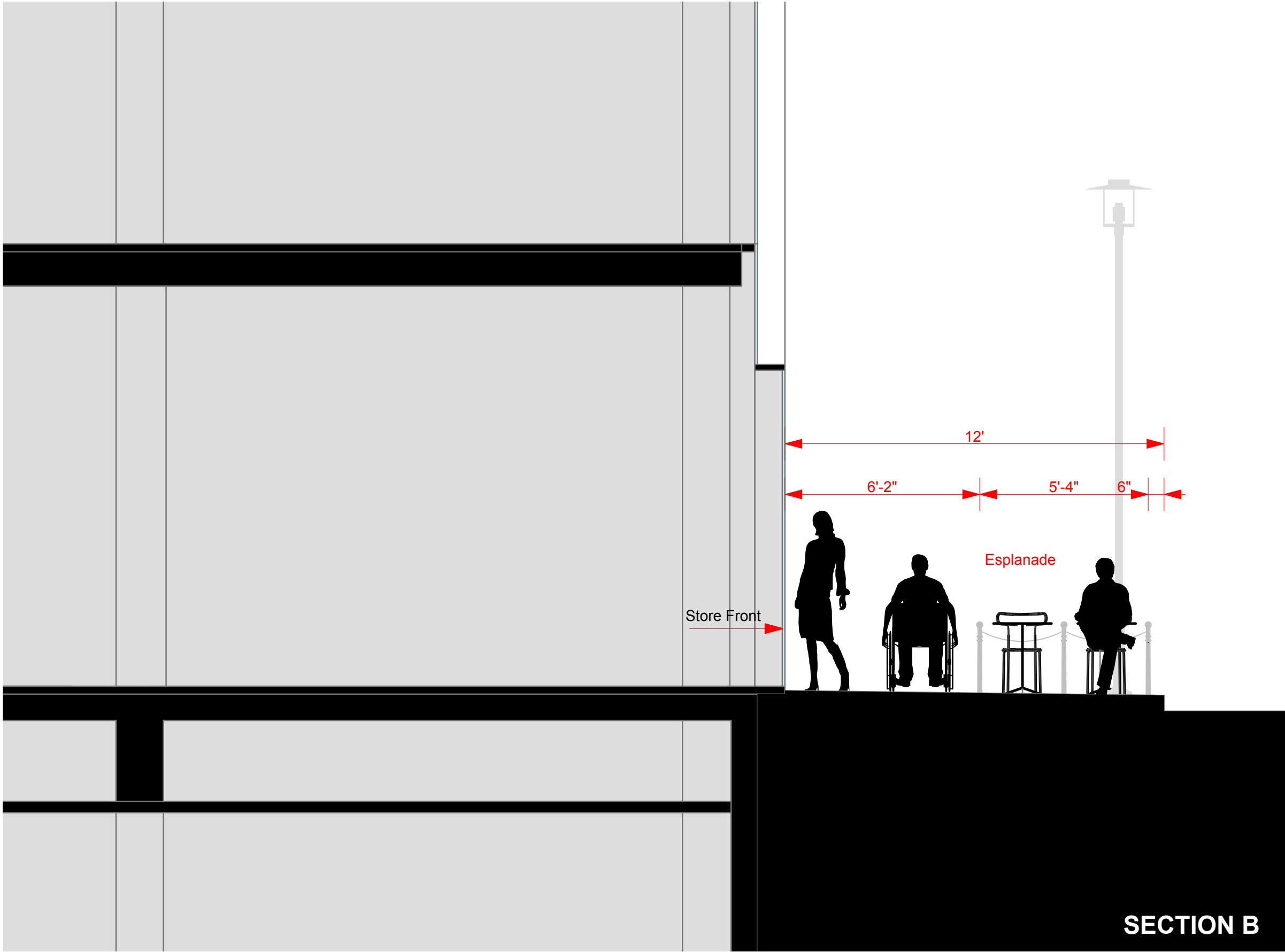
DPW asked team to show trees, street furniture, etc. CHC asked to see width of current sidewalk. The team is aware that a permitting review is required for any alterations to the existing sidewalk.



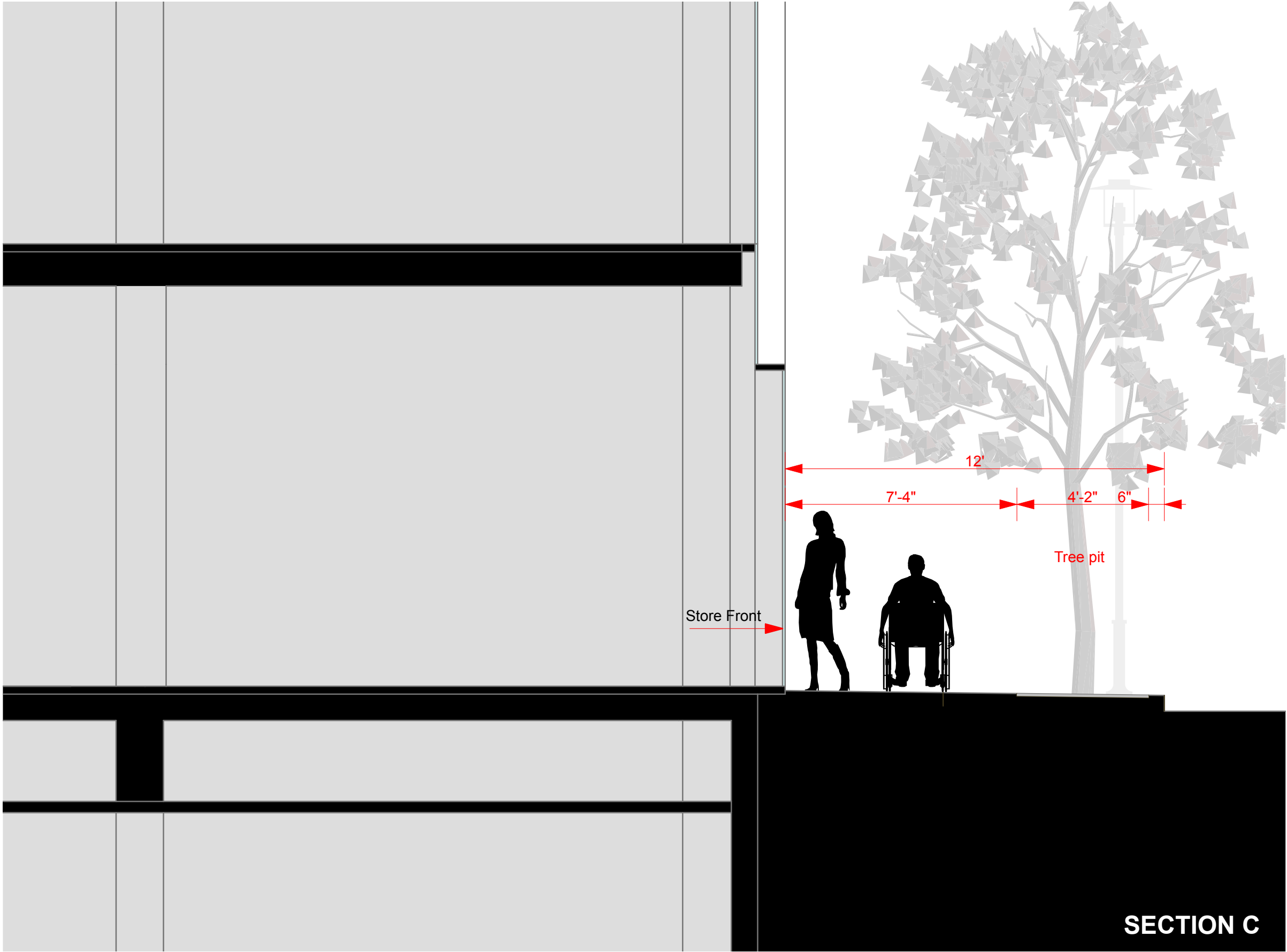
Section through Proposed Sidewalk at Church Street



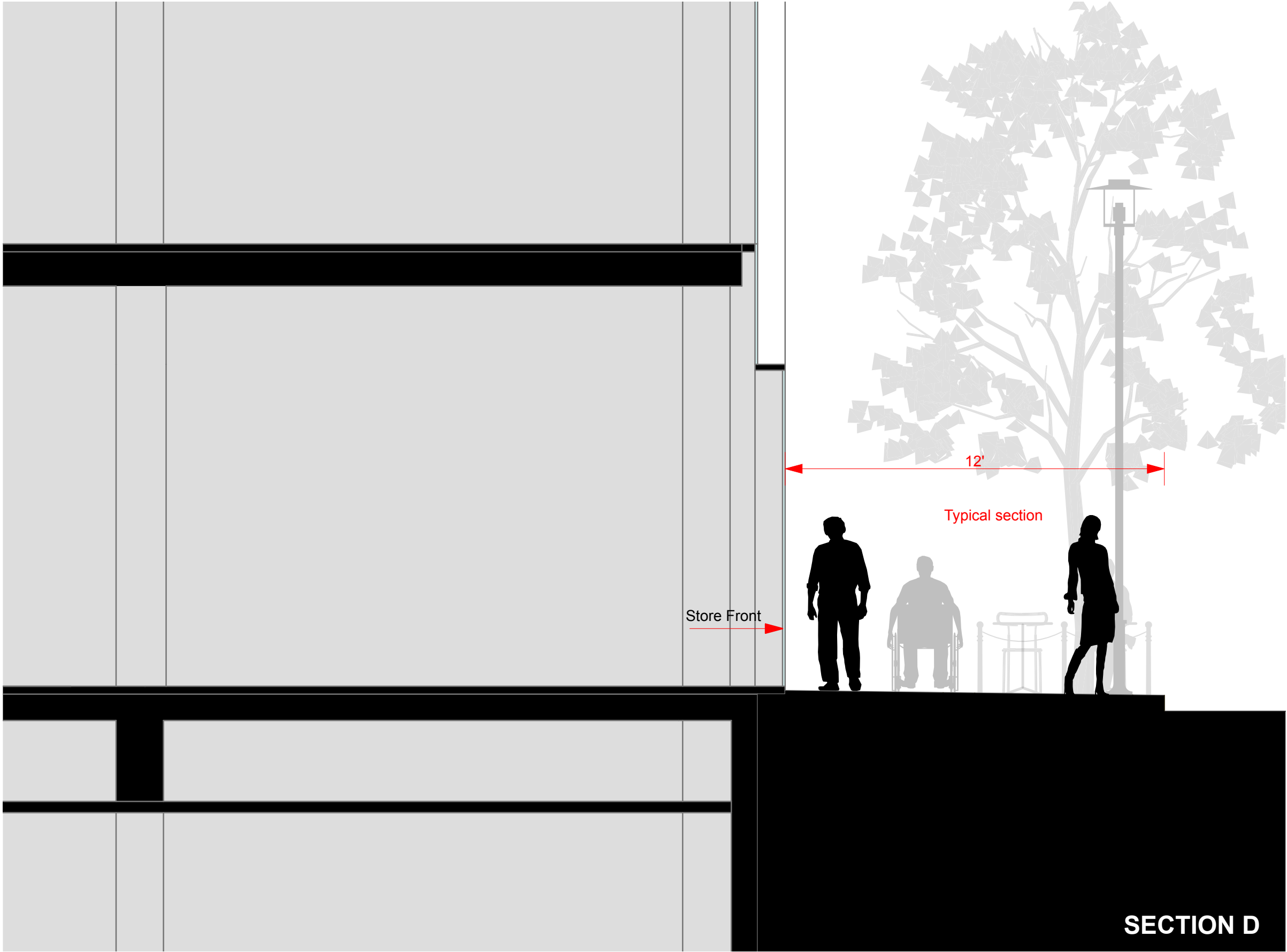
Section through Proposed Sidewalk at Church Street



Section through Proposed Sidewalk at Church Street



Section through Proposed Sidewalk at Church Street



How will each store’s signage be handled?

Proposed Locations for Storefront Signage

How will each store’s signage be handled?

The signage will comply with all relevant ordinances.

Provide an alternate design for the windows on the East facade.

Proposed Perspective from Massachusetts Avenue: Previous



Proposed Perspective from Massachusetts Avenue: Revised



Provide a rendering of the facade at night (requester felt that previous renderings were dusk or day).

Proposed Perspective from across
Church Street: Dusk



Proposed Perspective from across
Church Street: Evening



What color / material will the facade be?

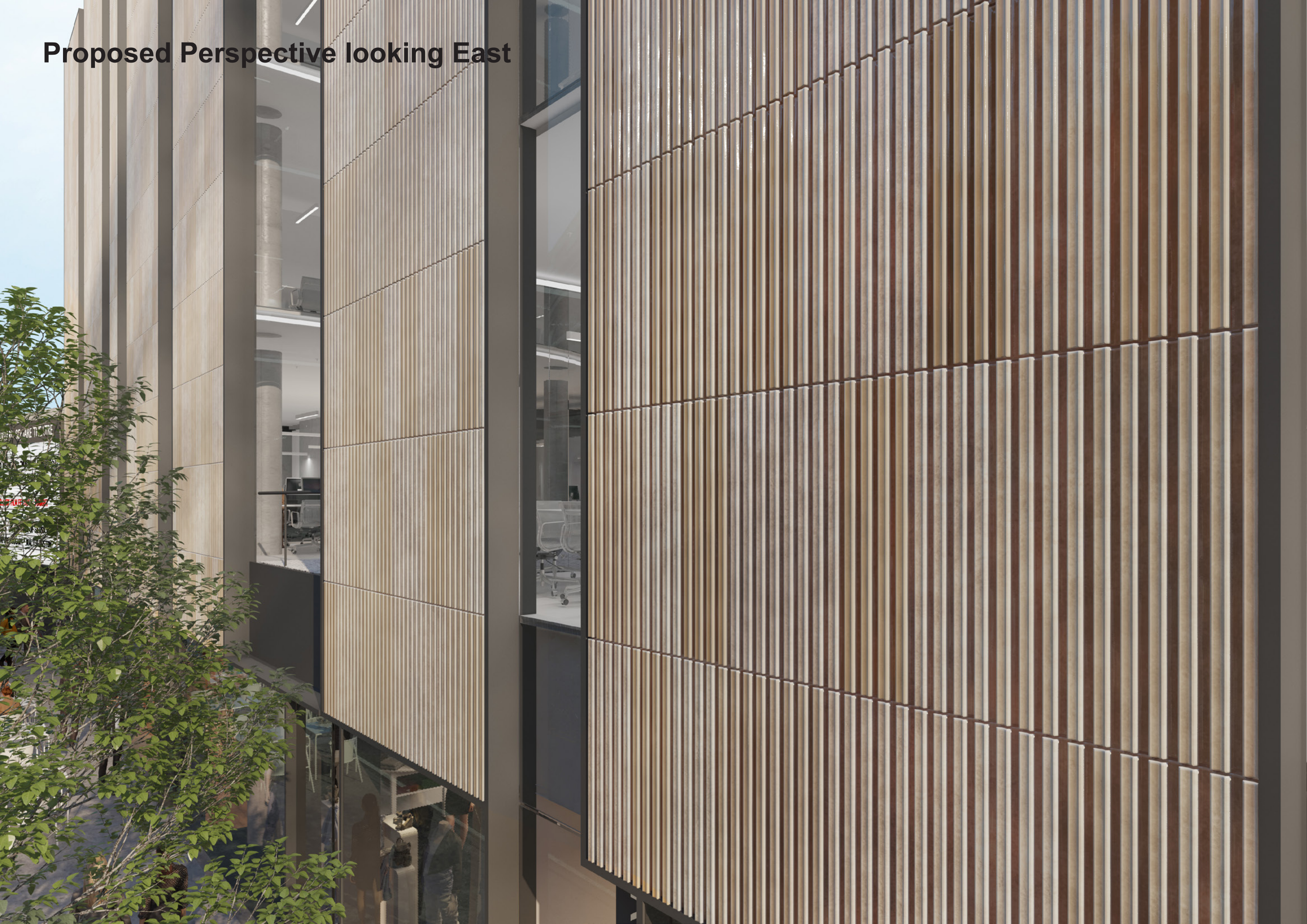
Proposed Perspective from Sidewalk, Looking Up



Proposed Perspective from Sidewalk, Looking Up



Proposed Perspective looking East



Consider programming the roof of the theater entry.

Proposed Perspective from
Across Church Street



HARVARD SQUARE THEATRE

Opening Night
April 12 7pm

Cambridge Science Festival

Science Carnival & Robot Zoo
April 13 12 noon – 4pm

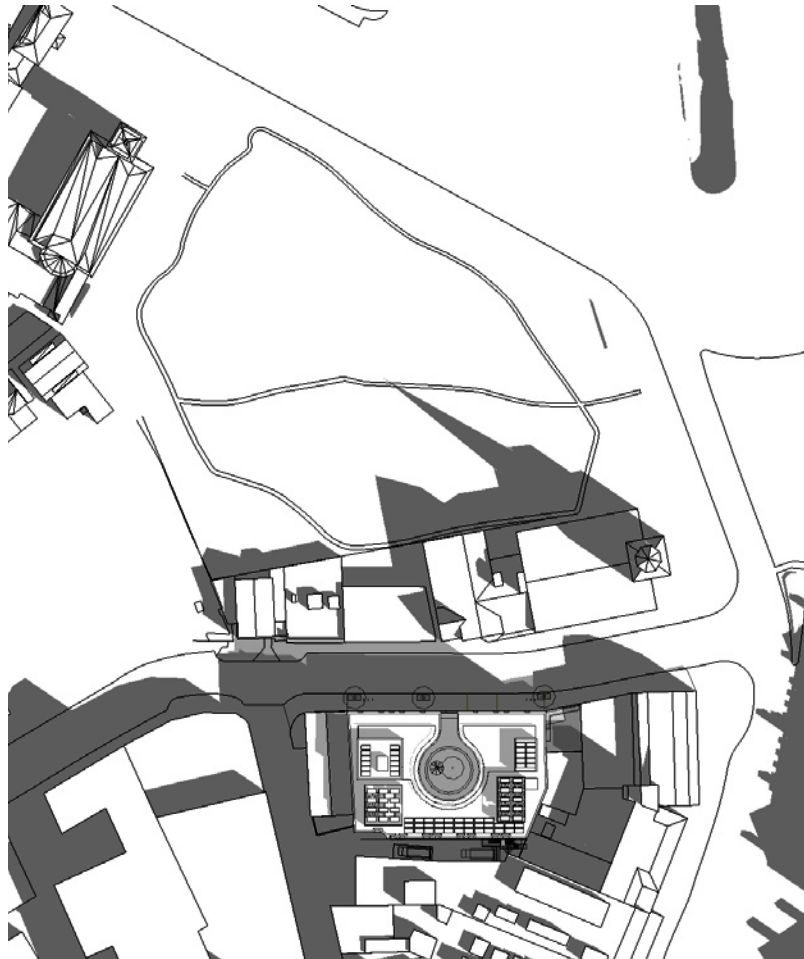
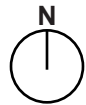
RETAIL |

Will shadows be cast on Christ Church?
Expand shadow study to include Christ Church.

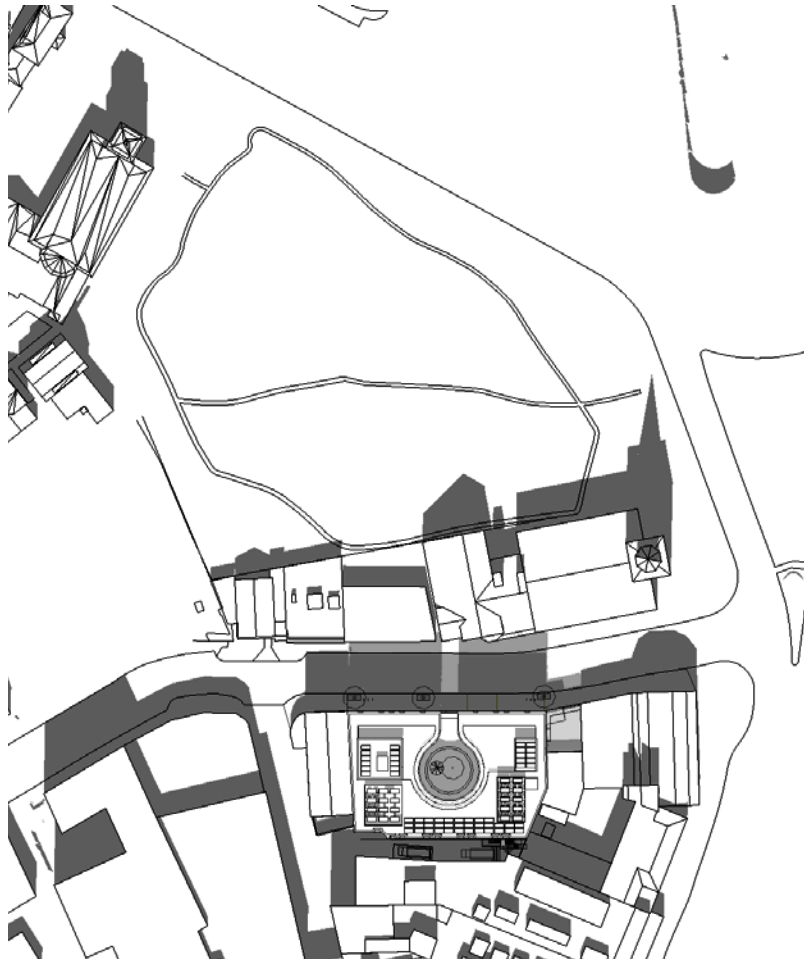
Shadow Studies: March 21st

Existing Shadows

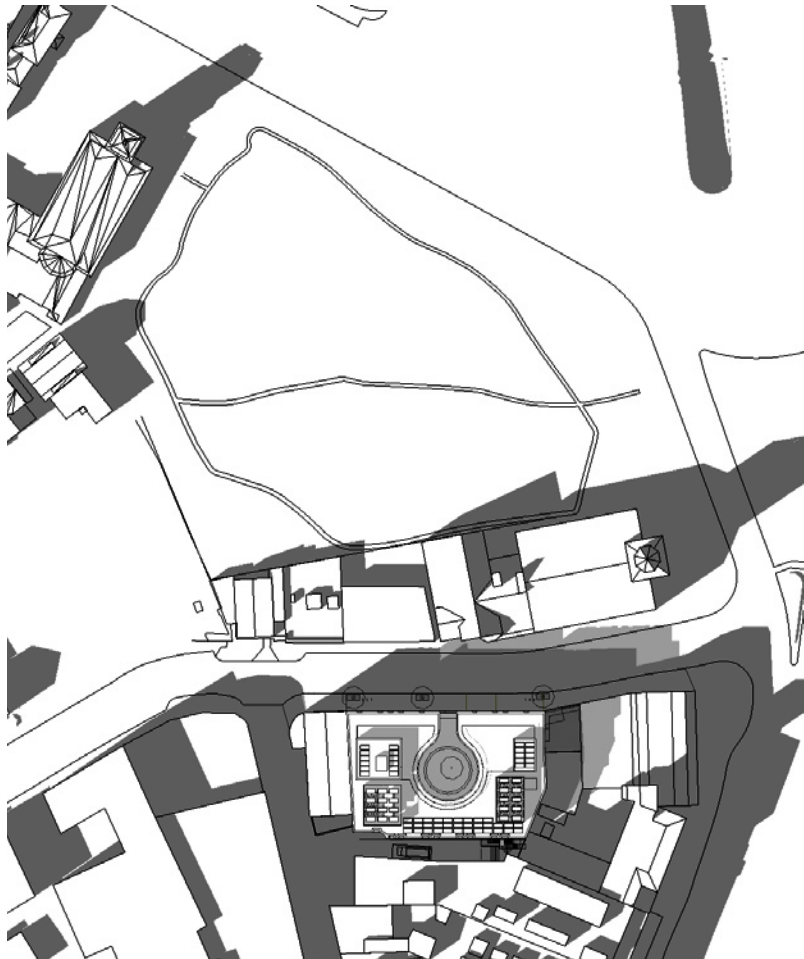
New Shadows



9:00 AM



12:00 PM

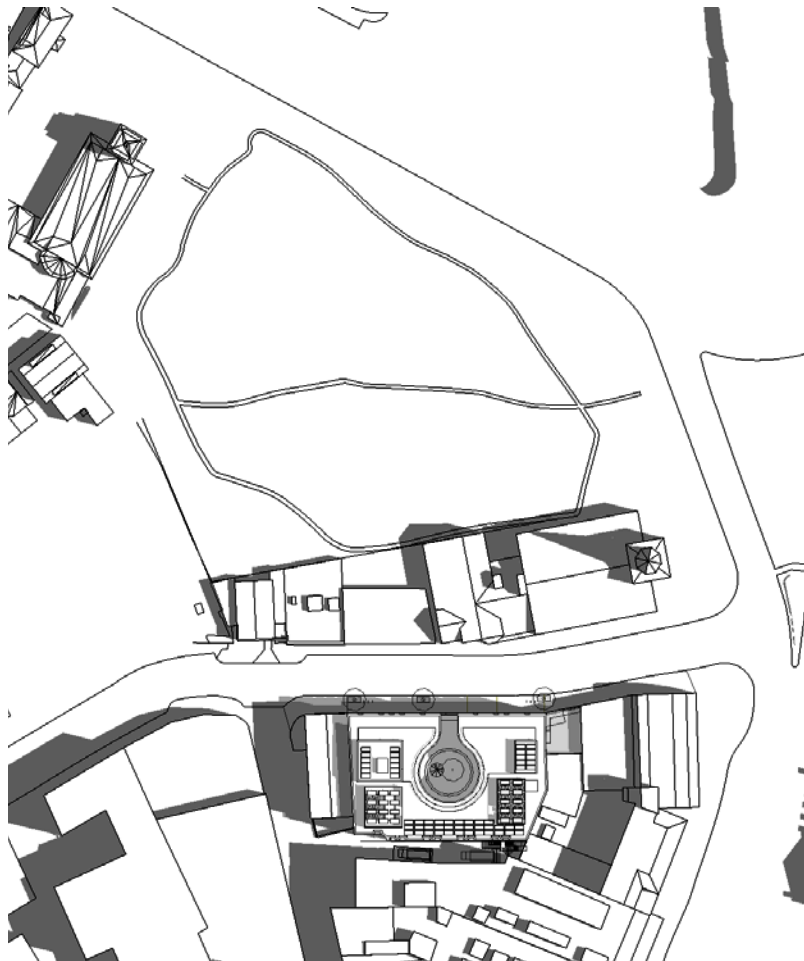
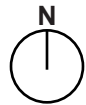


3:00 PM

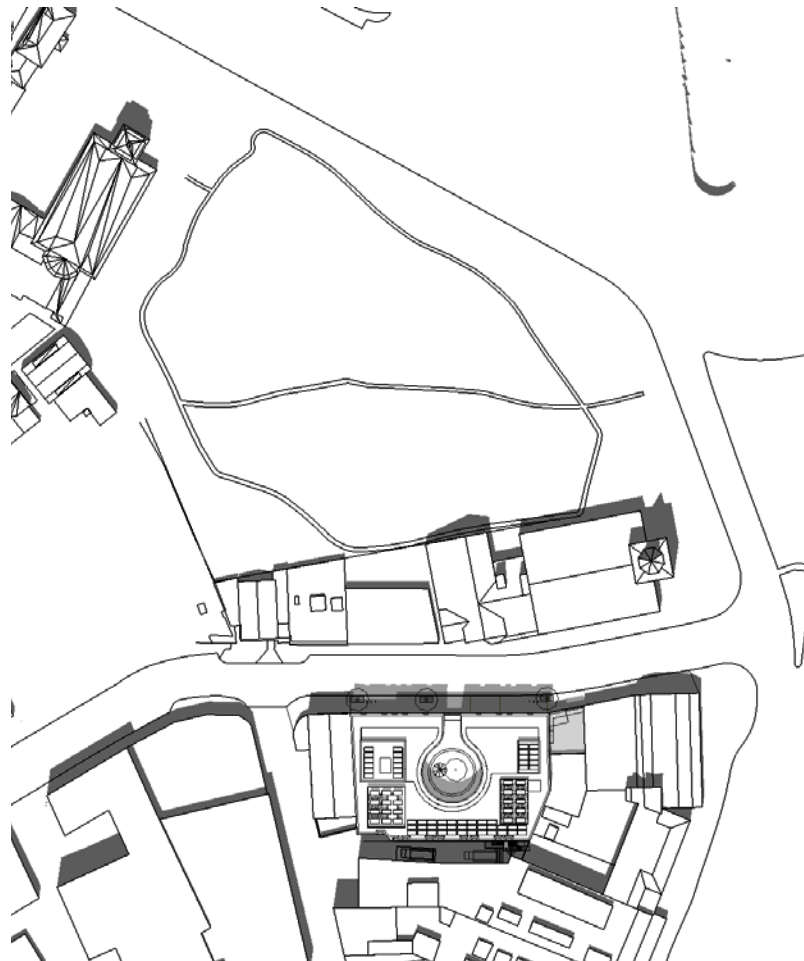
Shadow Studies: June 21st

Existing Shadows

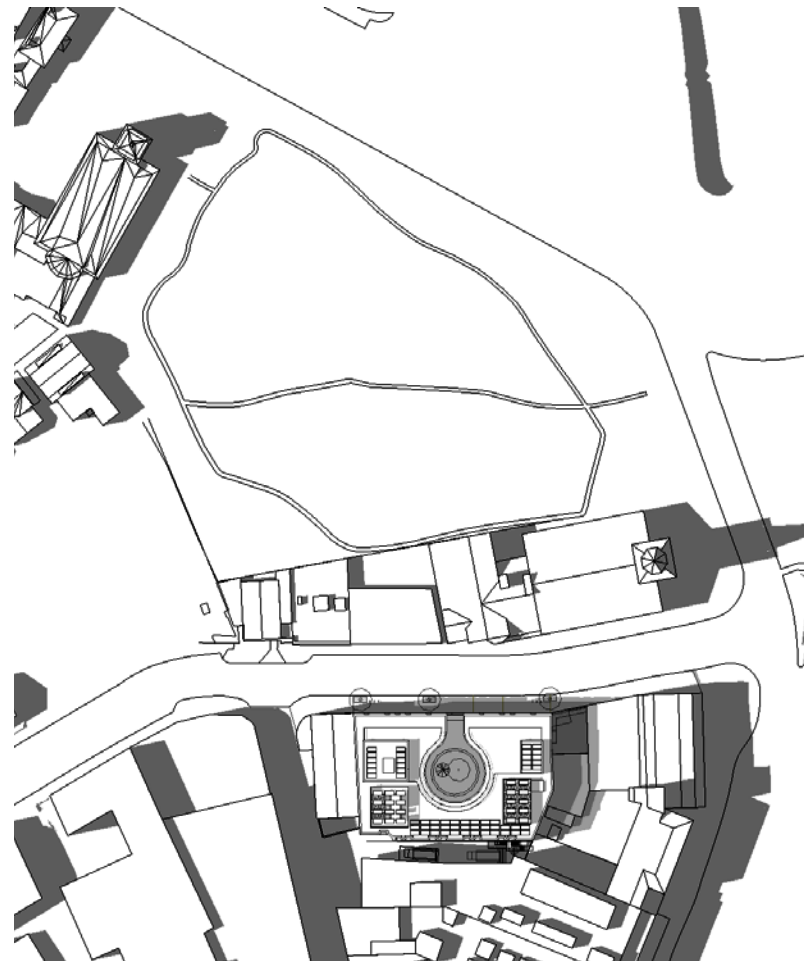
New Shadows



9:00 AM



12:00 PM

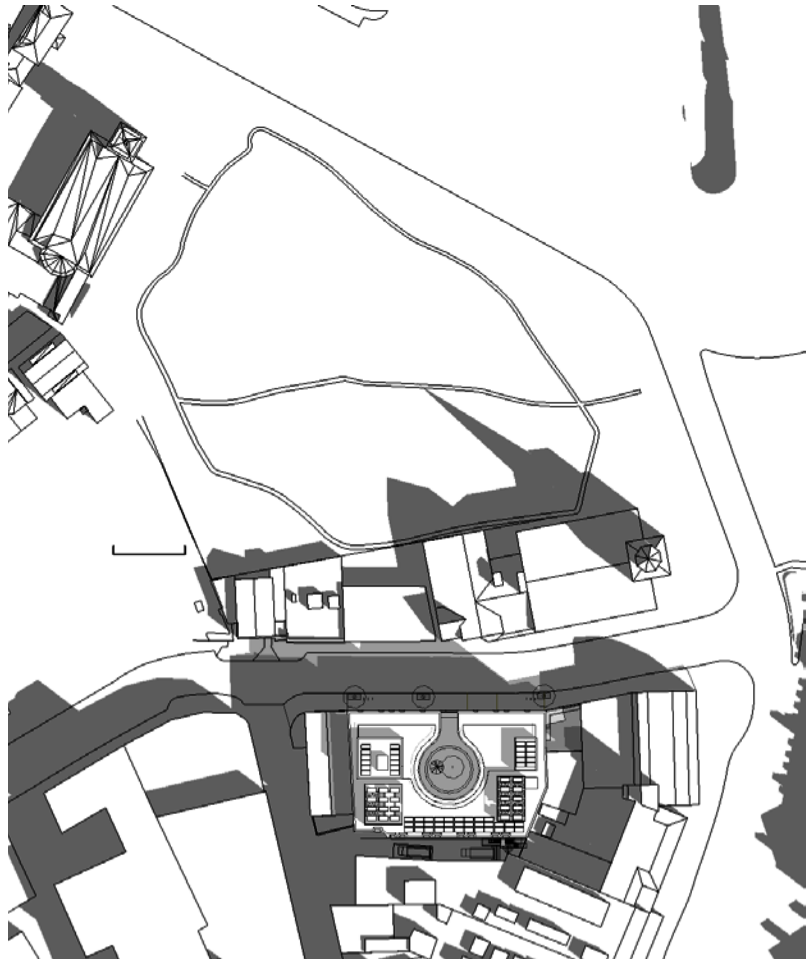
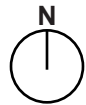


3:00 PM

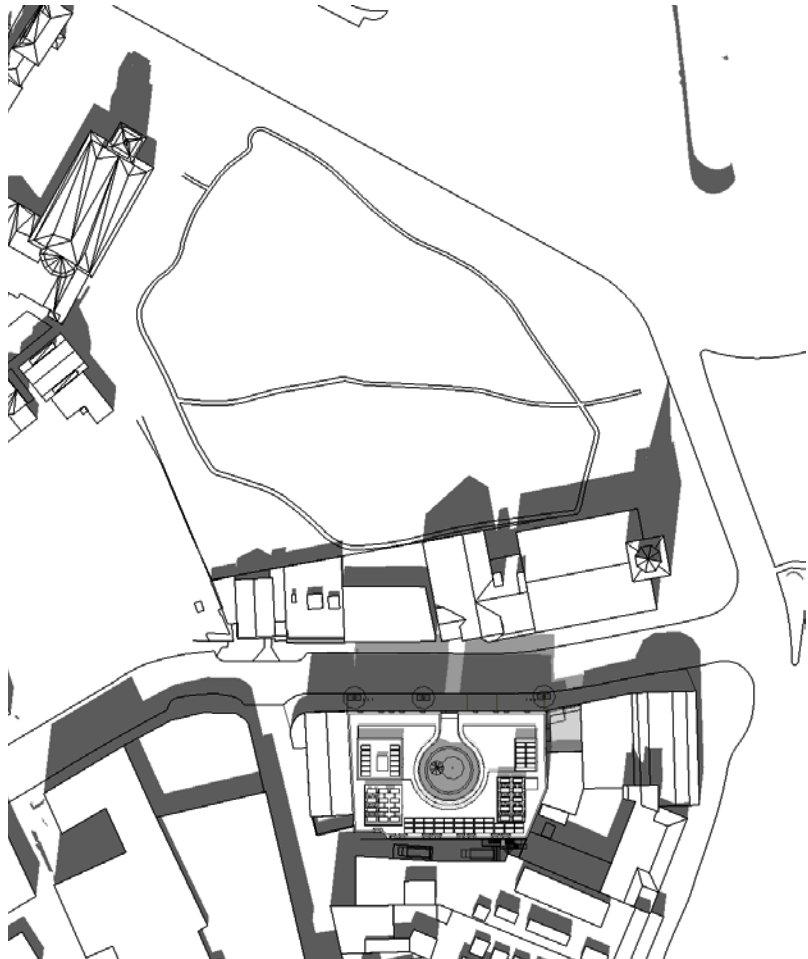
Shadow Studies: September 21st

Existing Shadows

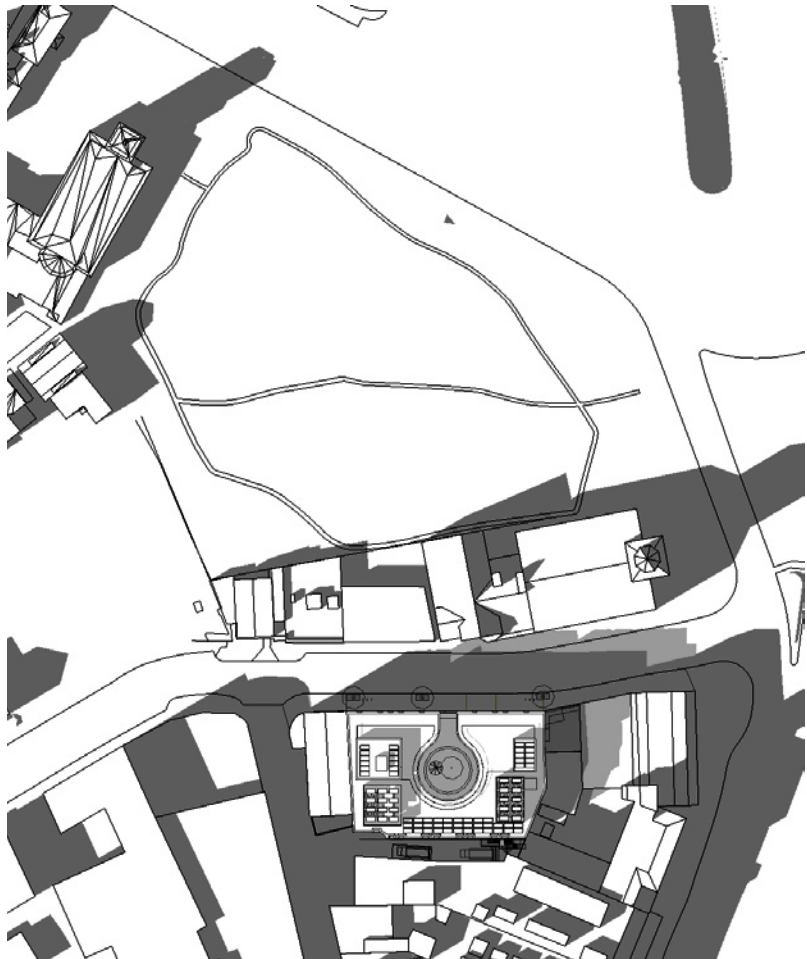
New Shadows



9:00 AM



12:00 PM

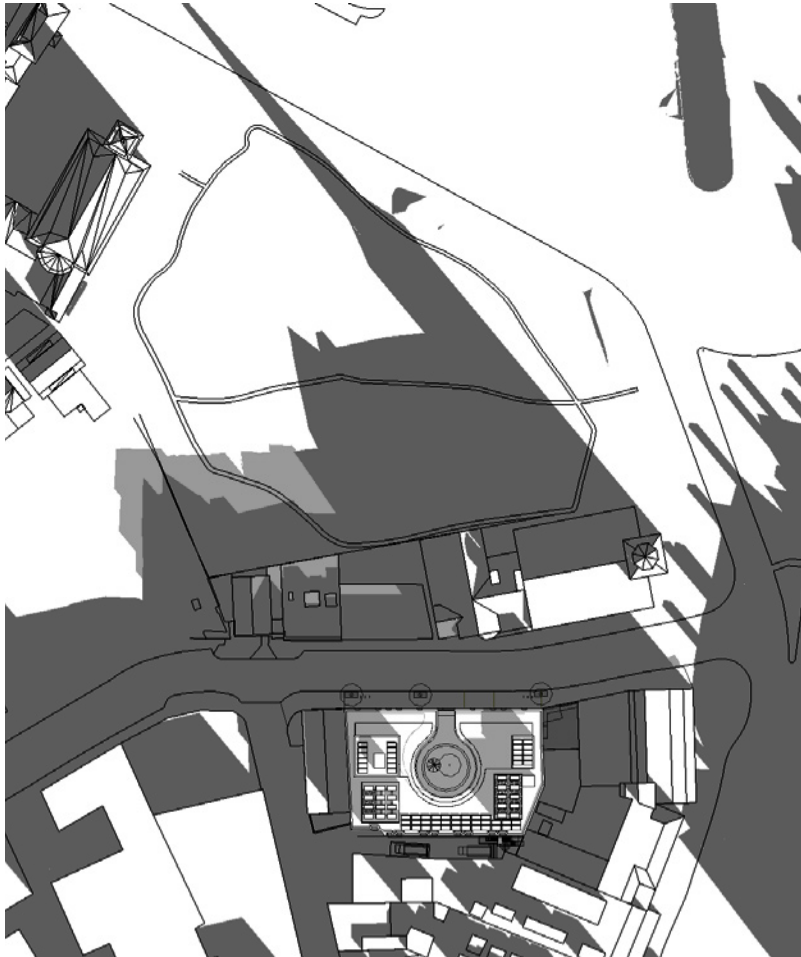
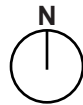


3:00 PM

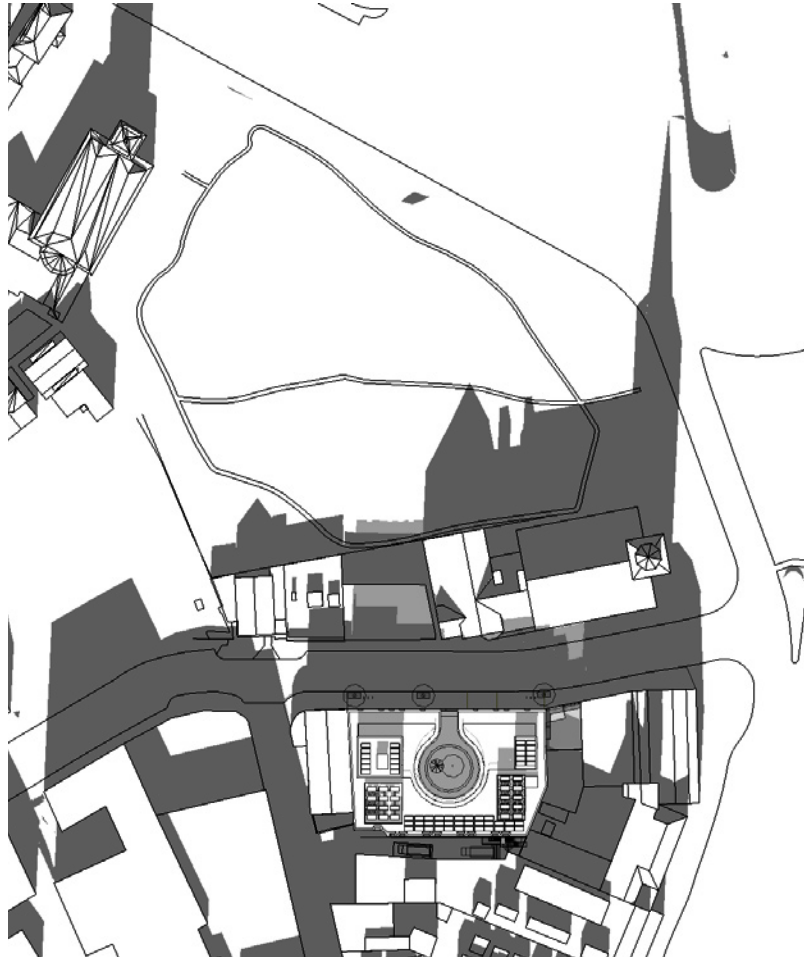
Shadow Studies: December 21st

Existing Shadows

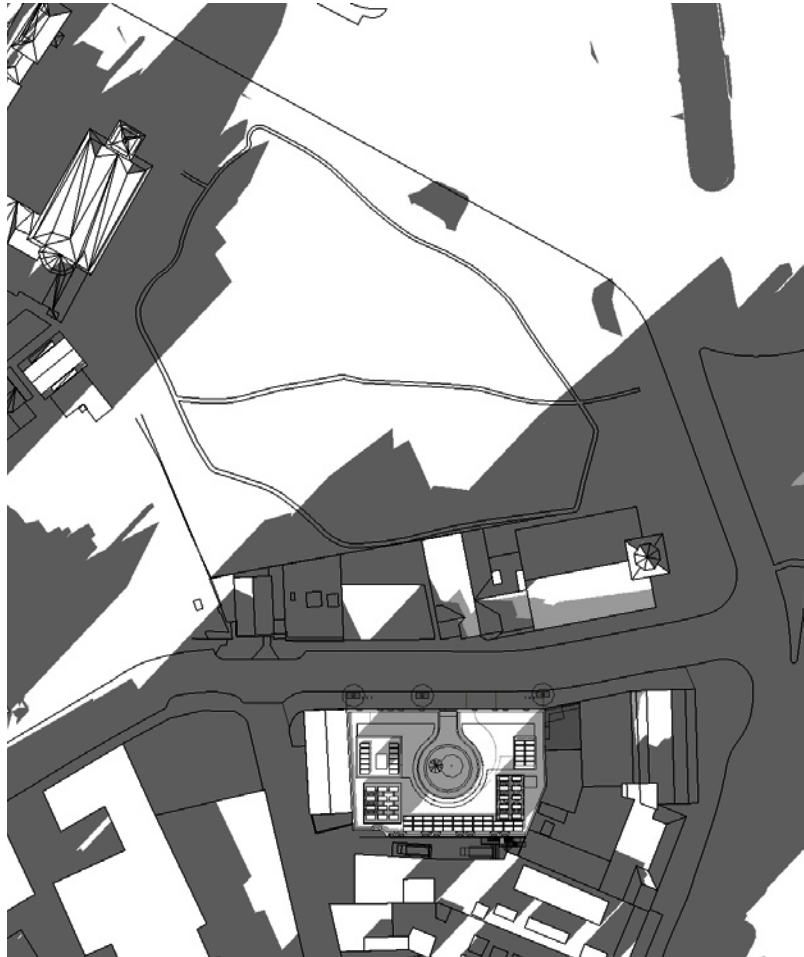
New Shadows



9:00 AM



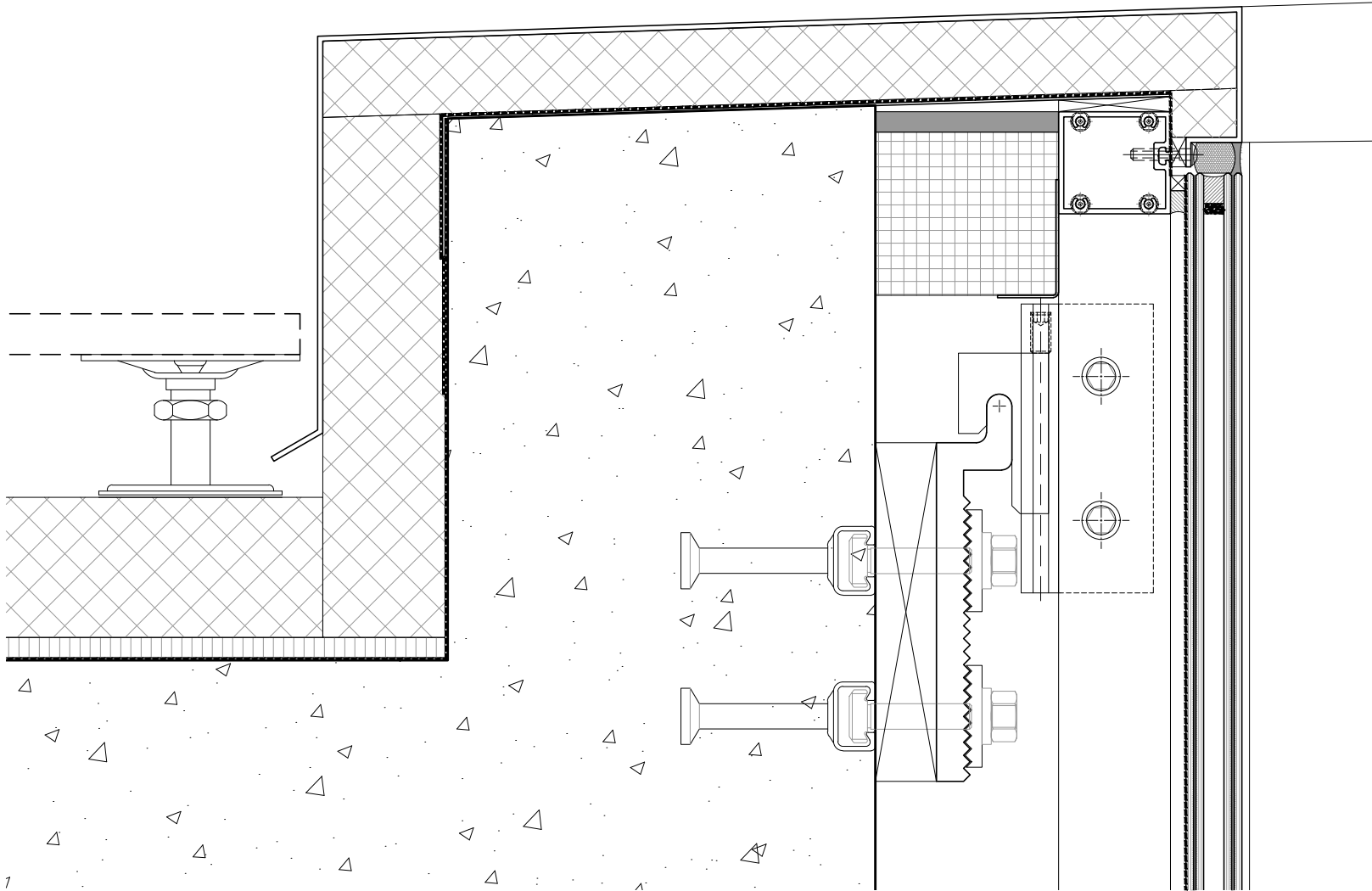
12:00 PM



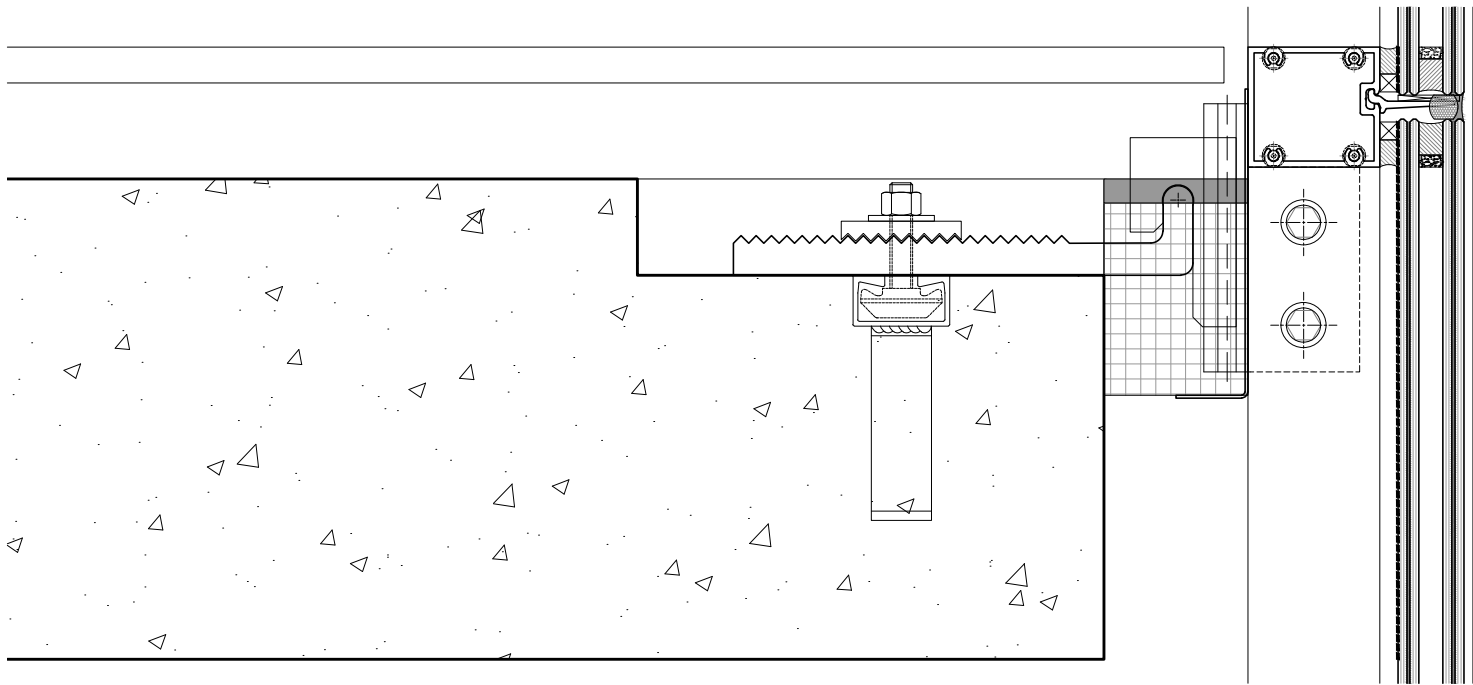
3:00 PM

How will the glazing be divided?
Provide detail of approach.

Proposed Detail of Church Street Glazing

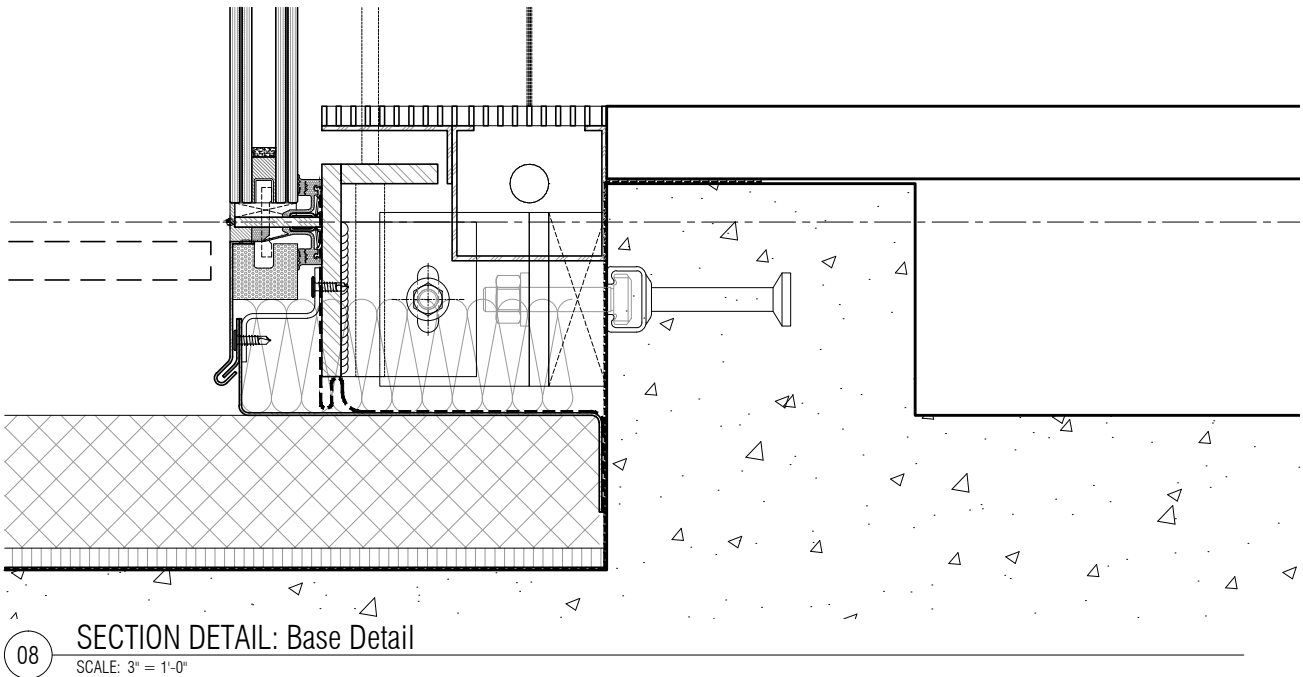
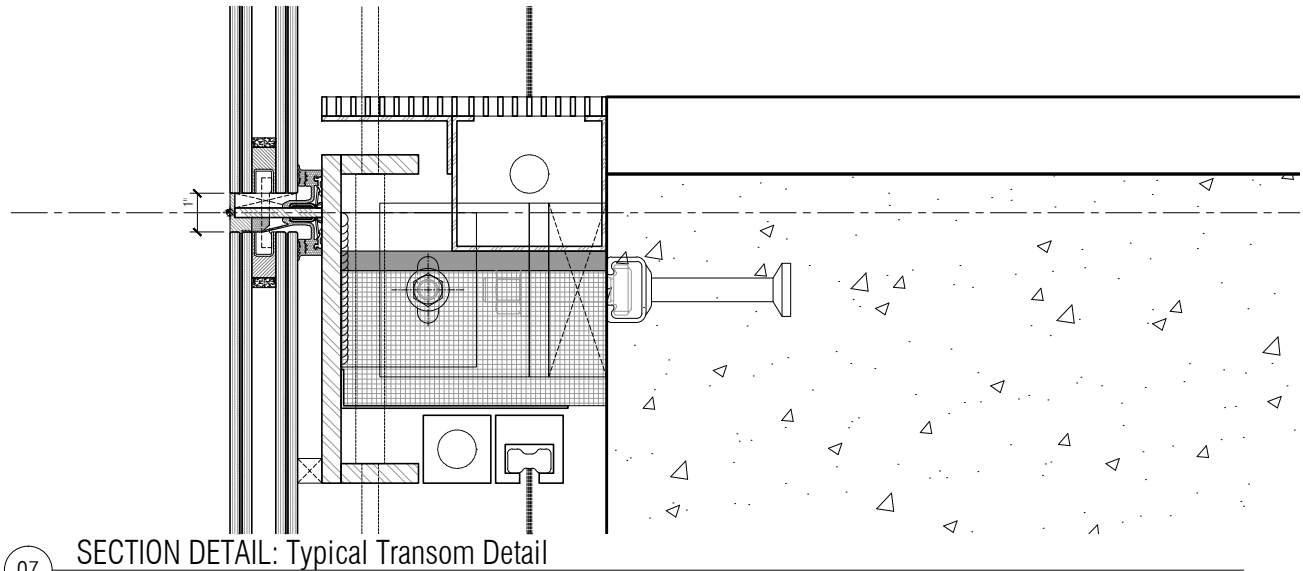


01 SECTION DETAIL: Street Facade, Glazing System Head
SCALE: 3" = 1'-0"



02 SECTION DETAIL - STREET FACADE, Glazing System Transom
SCALE: 3" = 1'-0"

Proposed Detail of Courtyard Glazing



How will the facade and the lighting look?
Create mock-up.

Image from Facade Mock-up Demonstration



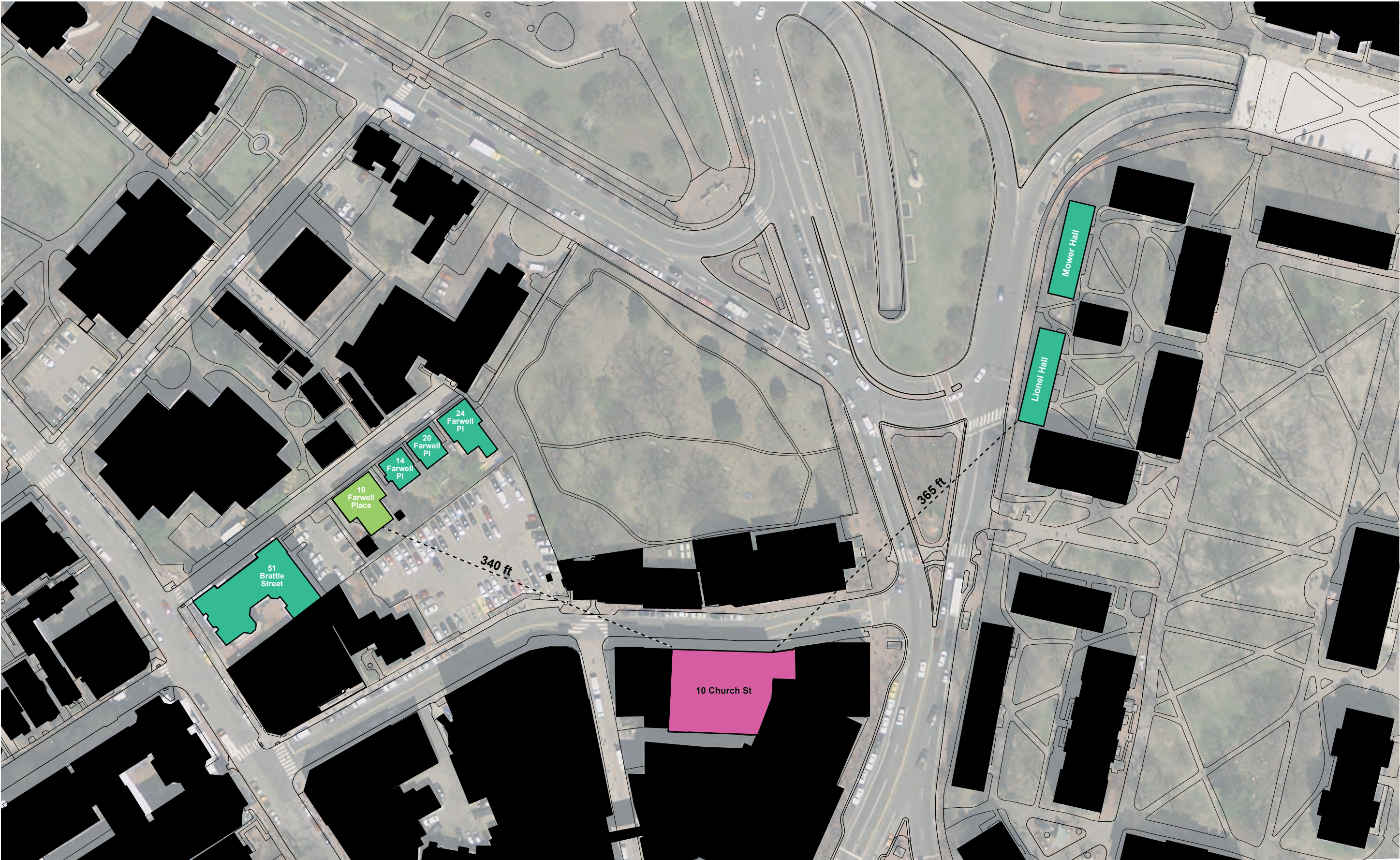
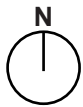
Please show how the lighting interacts with nearby residential.

Provide a drawing showing residences that will be able to see facade.

Facade Visibility Study: Residential

Residences with Potential View

Residences with Potential View from Level 3 and above



What is the message of the expressive facade?

What is the message of the expressive facade?

The expressive facade is intended to activate Church Street by giving school-aged children in Cambridge a platform to express themselves through abstract art.

What are the constraints for the LED facade
(brightness, operating hours, speed of movement)?

What are the constraints for the LED facade (brightness, operating hours, speed of movement)?

The following are governed under existing ordinances:

- It will never display advertising
- It will be made of indirect, completely dimmable lighting

We plan to add the additional constraints:

- It will have limited hours of operation (the illuminated state will be inactive or switched off between 10pm and 7am)
- The movement will be slow (1" per second, or slower)
- It will not blink or strobe
- The illuminance will not exceed 2 footcandles (two lumens per square foot)
- It will be beautiful whether the LEDs are on or off

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